

AGENDA: March 23, 2004

4.2

CATEGORY: Consent

DEPT.: Community Development

TITLE: Set Public Hearing for a Planned
Community Permit—100 Ferguson Drive

RECOMMENDATION

Set date for a public hearing on April 13, 2004 to consider a Mitigated Negative Declaration, Planned Community Permit, Heritage Tree Removal Permit and Tentative Tract Map to construct 46 new townhomes, which is the fourth phase of the Whisman Station development.

FISCAL IMPACT—None.

BACKGROUND AND ANALYSIS

Christopher Kober for Castle Group California, Inc. is requesting approval of a Mitigated Negative Declaration, Planned Community Permit, Heritage Tree Removal Permit and Tentative Tract Map to allow: (1) construction of 46 new for-sale townhomes as the fourth phase of the Whisman Station development; and (2) removal of 33 Heritage trees.

The project site is located at 100 Ferguson Drive, east of the light rail tracks and at the northernmost area of Whisman Station, in the Whisman Station Precise Plan (P-35) District.

The proposed project is also subject to the California Environmental Quality Act (CEQA). The environmental documentation recommends mitigation measures for certain environmental impacts to reduce those impacts to levels of insignificance.

On March 10, 2004, the Zoning Administrator held a public hearing on this application and forwarded the project to the City Council for review and approval. It is recommended that the Council set a public hearing date of April 13, 2004 to consider this application.

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PUBLIC NOTICING—Agenda posting.

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